

Project: S.R. 40 ($\frac{1}{4}$ Mile East of I-75) Ocala, Florida (Marion County)

SITE PROSPECTUS

<u>SITE LOCATION:</u>	South side of West Silver Springs Blvd (State Road #40) between NW 33 th Avenue and NW 35 th Avenue, City of Ocala, Marion County, Florida 34475
<u>SITE SIZE:</u>	28.18 acres, more or less
<u>SITE TOPO:</u>	Flat and level - at grade
<u>ZONED:</u>	Currently zoned B-2 – Commercial Note: the City of Ocala Comprehensive Land Use Plan indicates future LU as Retail Services (Commercial).
<u>MAX FAR:</u>	TBD upon rezoning (Note: generally, 0.70 FAR in commercial districts)
<u>UTILITIES:</u>	Water and sewer is available to site
<u>AREA POPULATION:</u>	(Est. 2007) 5,900 (1-mile) 28,747 (3-mile) 65,191 (5-mile) (Proj.2012) 6,500 (1-mile) 31,471 (3-mile) 71,269 (5-mile)
<u>TRAFFIC COUNTS:</u> (Silver Springs Blvd.)	ADDT 34,000 (Count Station opposite Site) ADDT 29,000 (0.3 Mi. West of I-75)
<u>SITE FEATURES:</u>	This spectacularly located parcel fronts a major transportation corridor (850LF+/-) and is less than 1000 linear feet from I-75 (Exit # 352) in Ocala.
<u>MAJOR AREA COMMERCIAL:</u>	<u>BETWEEN SITE AND I-75 ON W. SILVER SPRINGS BLVD. (1,000 L.F.)</u> ABC Liquor Golden Flake Industries Chevron Gas (with Convenience Store) Whataburger Restaurant (with Drive Thru) Taco Bell Restaurant (with Drive-Thru) RaceTrac Petroleum (with Convenience Store) Citgo Station (with Convenience Store) McDonalds Restaurant (with Drive-Thru) Dunkin Doughnuts (with Drive-Thru) Wendys Restaurant (with Drive-Thru) Quality Inn Hotel (269 Rooms) Days Inn Hotel (100 Rooms)
<u>SALE TERMS:</u>	\$8,595,000 for the 28.18 acres = \$305,000./Acre = \$7.00/per SF

**Contact David Harden, Lic. Real Estate Broker
American Heritage Land & Investment Corp. of Florida, Inc.**

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